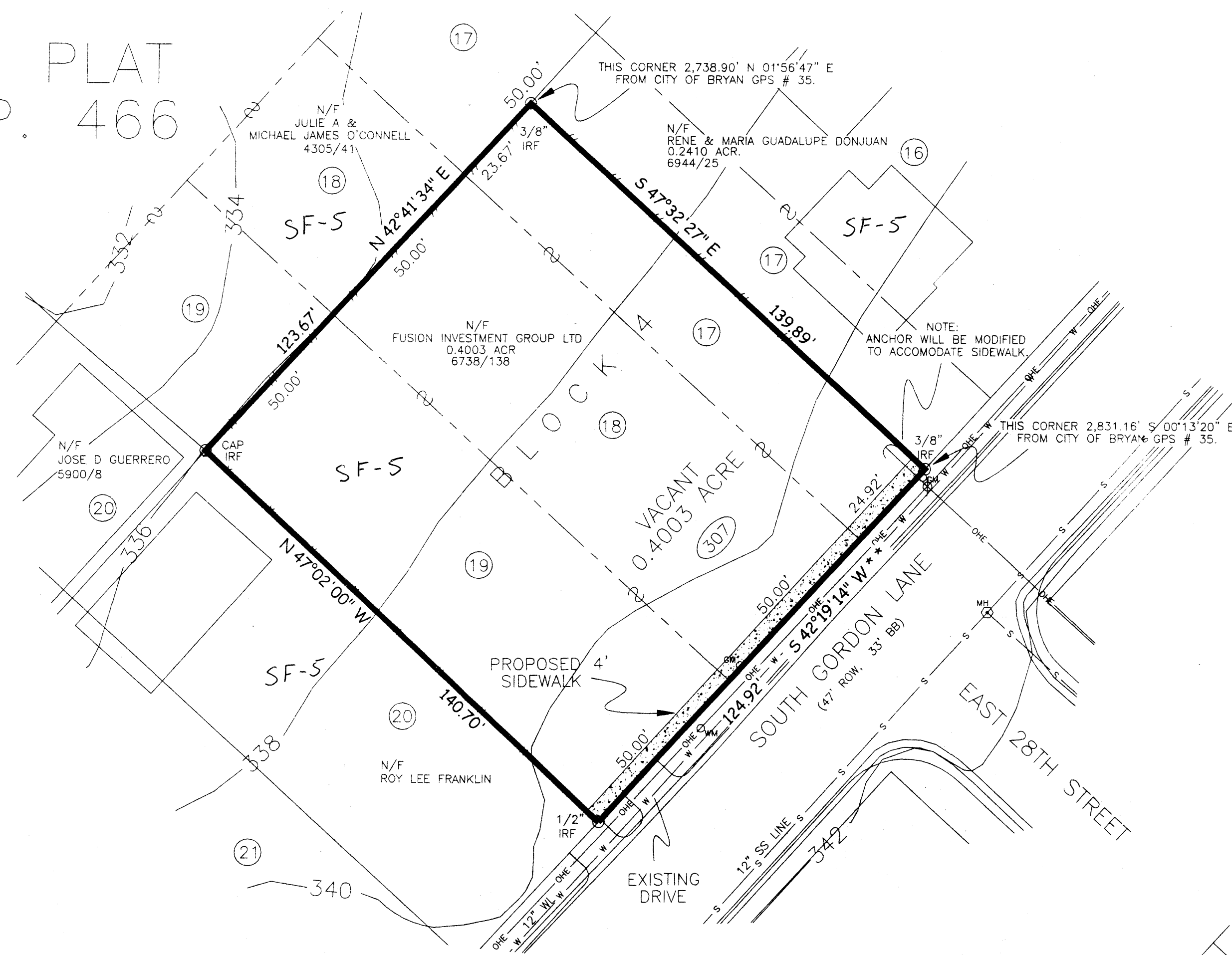


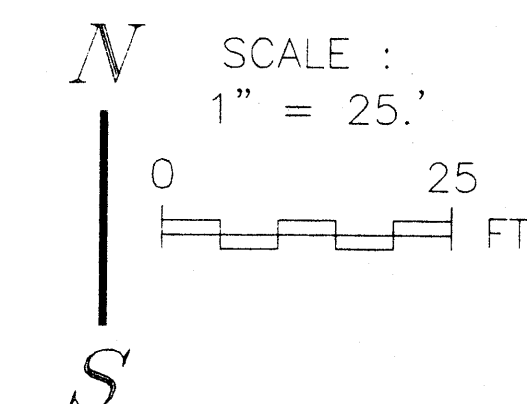
EXISTING PLAT  
V. 96, P. 466



NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA = 0.4003 ACRES.
3. BASE LINE IS NOTED WITH \* \* \*
4. THIS TRACT DOES NOT LIE WITHIN A 100-YR FLOOD PLAIN (FEMA FIRM MAP # 48041 C 0133 C, DATED JUL. 2, 1992).
5. BUILDING SETBACK LINES IN REPLAT ARE SET BY CURRENT SITE DEVELOPMENT REVIEW ORDINANCE.
6. BEARINGS WERE OBTAINED FROM CITY OF BRYAN'S CONTROL MONUMENTS, NAD83 (1993).
7. PRIMARY BM IS CITY OF BRYAN GPS MON. #35, ELEV.=331.46 (NAVD 88).
8. SIDEWALK WILL BE REQUIRED ALONG SOUTH GORDON LANE.
9. SIDEWALKS AND RAMPS, IF ANY, SHALL CONFORM TO C.O.B. DETAILS AND T.A.S.
10. VARIANCE TO REDUCE LOT WIDTH IS BEING SUBMITTED SIMULTANEOUSLY WITH THIS REPLAT.
10. LAY OF HOSE DISTANCE FROM CLOSEST FH AT 1313 E. 27TH ST. TO MID DEPTH OF LOT 19R IS 450'.

LEGEND	
IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MOC	= MARK ON CONCRETE
S	= SET
F	= FOUND
FP	= FENCE POST
FC	= FENCE CORNER
ROW	= RIGHT OF WAY
BB	= BACK TO BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
EE	= ELECTRICAL EASEMENT
DE	= DRAINAGE EASEMENT
AE	= ACCESS EASEMENT
PAE	= PARKING/ACCESS EASMT.
ET	= ELECTRIC TRANSFORMER
E	= ELECTRICAL
PP	= POWER POLE
LP	= LIGHT POLE
MH	= MANHOLE
CO	= CLEAN OUT
G	= GAS
WV	= WATER VALVE
SS	= SANITARY SEWER
FH	= FIRE HYDRANT
TS	= TELEPHONE PEDESTAL
TV	= CABLE TV
M	= METER/MARKER
AC	= AIR CONDITIONER
OH	= OVERHANG
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PE	= PEDESTRIAN ACCESS EASMT.
IV	= IRRIGATION VALVE
(M)	= MEASURED
(R)	= RECORDED



CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS  
COUNTY OF BRAZOS

FUSION INVESTMENT GROUP LTD, REPRESENTED BY OWNER OF THE LAND SHOWN ON THIS PLAT AND WHICH IS DESIGNATED HEREIN AS REPLAT OF PARTS OF LOTS 17, 18, & 19, BLOCK 4, EASTSIDE RE-SURVEY ADDITION, BRYAN TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER, COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

LIENHOLDER APPROVAL

STATE OF TEXAS  
COUNTY OF BRAZOS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED. GIVEN UNDER MY HAND AND SEAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

NOTARY PUBLIC, BRAZOS COUNTY, TEXAS

CERTIFICATION OF THE CITY PLANNER

I, \_\_\_\_\_, CITY PLANNER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE CITY MASTER PLAN, MAJOR STREET PLAN, LAND USE PLAN, AND THE STANDARDS AND SPECIFICATIONS SET FORTH IN CITY ORDINANCES.

PLANNING ADMINISTRATOR

APPROVAL OF THE CITY ENGINEER

I, \_\_\_\_\_, CITY ENGINEER OF THE CITY OF BRYAN, TEXAS, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN.

CITY ENGINEER

APPROVAL OF THE PLANNING AND ZONING COMMISSION

I, \_\_\_\_\_, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED FOR APPROVAL WITH THE COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006 AND SAME WAS DULY APPROVED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

CHAIR, PLANNING AND ZONING COMMISSION

CERTIFICATE OF THE COUNTY CLERK

STATE OF TEXAS  
COUNTY OF BRAZOS

I, \_\_\_\_\_, COUNTY CLERK, IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006, IN THE OFFICIAL RECORDS OF BRAZOS, TEXAS, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_.

COUNTY CLERK, BRAZOS COUNTY, TEXAS

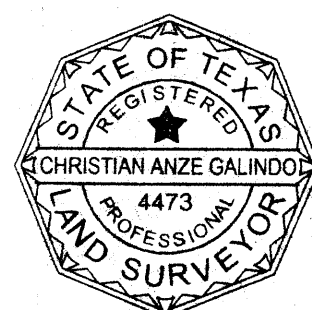
CERTIFICATE OF SURVEYOR AND ENGINEER

STATE OF TEXAS  
COUNTY OF BRAZOS

I, CHRISTIAN A. GALINDO, LICENSED PROFESSIONAL ENGINEER No. 53425, AND REGISTERED PROFESSIONAL LAND SURVEYOR No. 4473, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND CONTROL ON THE GROUND, THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION DESCRIBE A CLOSED GEOMETRIC FORM, AND THAT PROPER ENGINEERING PRACTICE WAS EXERCISED IN THE PREPARATION OF THIS PLAT.

Christian Galindo

CHRISTIAN A. GALINDO, P.E., R.P.L.S.  
DATE: JANUARY 13, 2006



**GALINDO ENGINEERS AND PLANNERS, INC.**  
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

OWNER/DEVELOPER:  
FUSION INVESTMENT GROUP LTD.  
c/o ANN & ROBERT HORTON  
ADDRESS: 412 TALLOW DRIVE  
COLLEGE STATION, TX 77840  
TEL: (979) 324-2628  
FAX: (979) 260-8589

**0.4003-ACRES**  
**BRYAN, BRAZOS COUNTY, TEXAS**

DATE: JANUARY 13, 2006  
DESIGNED BY: JTM  
APPROVED BY: CAG  
REVISIONS:

PROJECT  
**2-06**  
SHEET  
1 of 1

**REPLAT OF PARTS OF LOTS 17, 18, & 19,  
BLOCK 4, EASTSIDE RE-SURVEY ADDITION**

Received

JAN 13 2006

Galindo & Associates, Inc.

RP06-02